



Special Town Meeting  
March 1, 2010

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Presentation of the

# HSBC

Tewksbury Memorial High School  
Building Committee

**[www.tmhsbc.org](http://www.tmhsbc.org)**



Introductions

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The TMHS Building Committee (HSBC)

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| James Cutelis - HSBC Chairman          | Richard Montuori - Town Manager            |
| Richard Guida - HSBC Vice Chairman     | Anne Marie Stronach - Selectman            |
| Brenda Theriault-Regan - HSBC Clerk    | Vincent Spada - Selectman Designee         |
| Dr. Christine McGrath - Superintendent | Ron Hall - Finance Committee               |
| Jack Quinn - School Business Manager   | Dennis Francis - School Committee          |
| Dr. Patricia Lally - TMHS Principal    | Joseph Russell - School Committee Designee |
| Maria McLaughlin - HSBC Secretary      |  |

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The Project Manager - Heery International, Inc.  
Peter Collins, CCM, LEED AP

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The Architect Team - SMMA  
Lorraine Finnegan, LEED AP ~ Alex Pitkin, AIA, LEED AP ~ Phil Poinelli, AIA, LEED AP  
Jennifer Howe, PE, LEED AP ~ Peter Lukacic, ASLA ~ Eric Peterson, AIA

## **Project History ~ The Required Process**

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**November 2005:**

Tewksbury Long Range Planning Committee retained the services of an architectural firm to evaluate the educational needs, space and code requirements, and conditions of the town's schools.

**July 2006:**

A Master Plan Study was delivered to the Tewksbury Long Range Space Committee

**September 2006:**

As a result, Tewksbury submits an Application/Statement of Interest (SOI) to the Massachusetts School Building Authority (MSBA) for the TMHS

**November 2007:**

MSBA approves our Statement of Interest & supports the need for a new school

**2008:**

Board of Selectman appoints Tewksbury High School Building Committee (HSBC)

## **Project History ~ The Required Process**

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**May 2008:**

Town Meeting voted to appropriate \$1.39 million for a Feasibility Study

**January 2009:**

Under the new regulations of the MSBA, the HSBC select and approve Owners Project Manager (OPM) Heery Int., Inc.

**February 2009:**

MSBA accepts Tewksbury into the Model School Program

**January to August 2009:**

HSBC tours Model Schools in Whitman, Ashland, and Hudson.

HSBC, MSBA and Heery complete enrollment validation and confirm educational space summary.

HSBC and Heery perform preliminary Geotechnical site borings and land survey of the existing conditions

## **Project History ~ The Required Process**

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**September 2009:**

HSBC and Heery interview architects and select Symmes Maini & McKee Associates along with the Hudson High School Model Plan.

**December 2009:**

SMMA completes Schematic design, adapting the Hudson High School Model to Tewksbury's site and educational needs.

**January 8, 2010:**

Schematic Design, Educational Program, and Cost Estimates are submitted to MSBA for final project approval

**January 27, 2010:**

MSBA approved the TMHS project and awarded Tewksbury \$44.2 million

## **Partnering with MSBA**

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The Massachusetts School Building Authority selected Tewksbury to be a participant in the Model School Program.

The MSBA reviewed over 400 applications from cities and towns... **Tewksbury was 1 of the first 3 to be selected based on need.**

The MSBA is an active partner in the entire process, working with Tewksbury to ensure a cost effective, successful project.

## The Model School Program

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- Is a NEW MSBA Process
- Utilizes current architectural plans of existing and successful school designs = "Model Schools"
- Already saved us approximately \$2 million dollars in architectural design costs.
- In addition, it provides 5 extra reimbursement percentage points, (plus 1 additional point for current maintenance efforts) worth \$4.2 million to Tewksbury
- MSBA GUARANTEES a reimbursement paid every 30 days!
- Allows for faster overall project process... which equals a potential savings of millions of additional dollars.

## THE NEED!

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In 2005, the New England Association of Schools and Colleges (NEASC) concluded that the **current facility DOES NOT MEET ACCREDITATION STANDARDS.**

TMHS is fully accredited ...  
...but has been put on "**WARNING**" status.

NEASC wrote, "**Every year this problem is not addressed increases the magnitude of the eventual negative impact on teaching and learning.**"

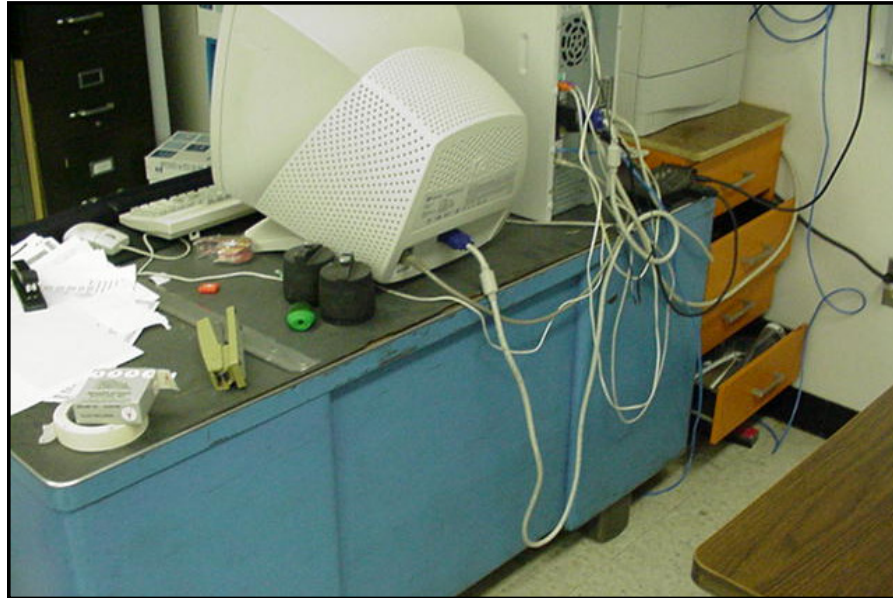
## Congested Hallways...



## Insufficient Storage and Furnishings



### **Outdated Teaching Stations...**



### **Outdated Classroom Fixtures...**

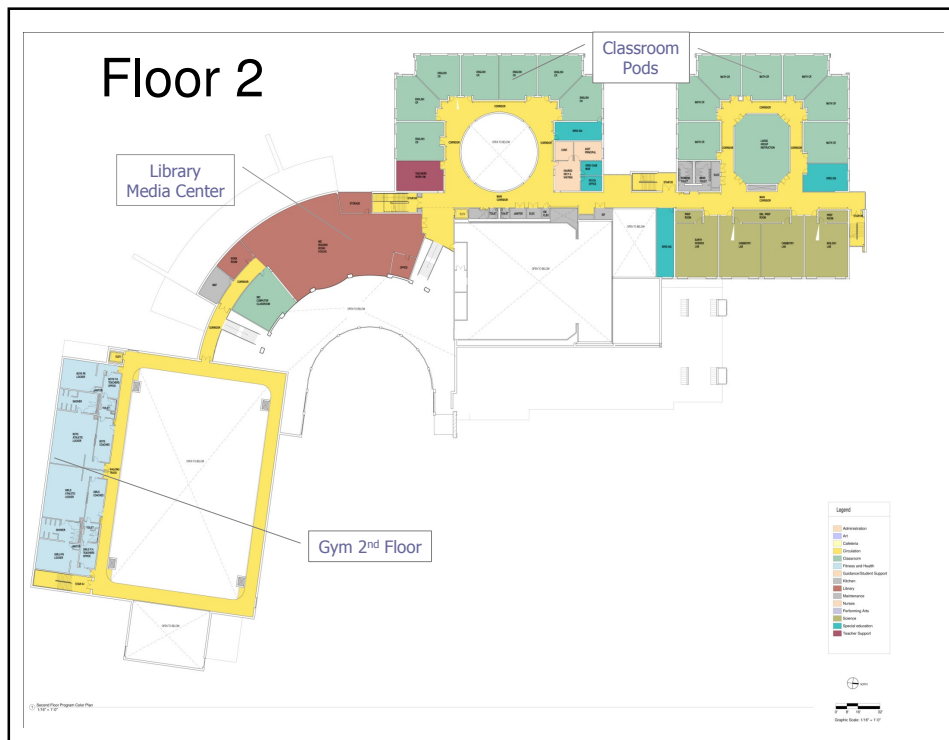
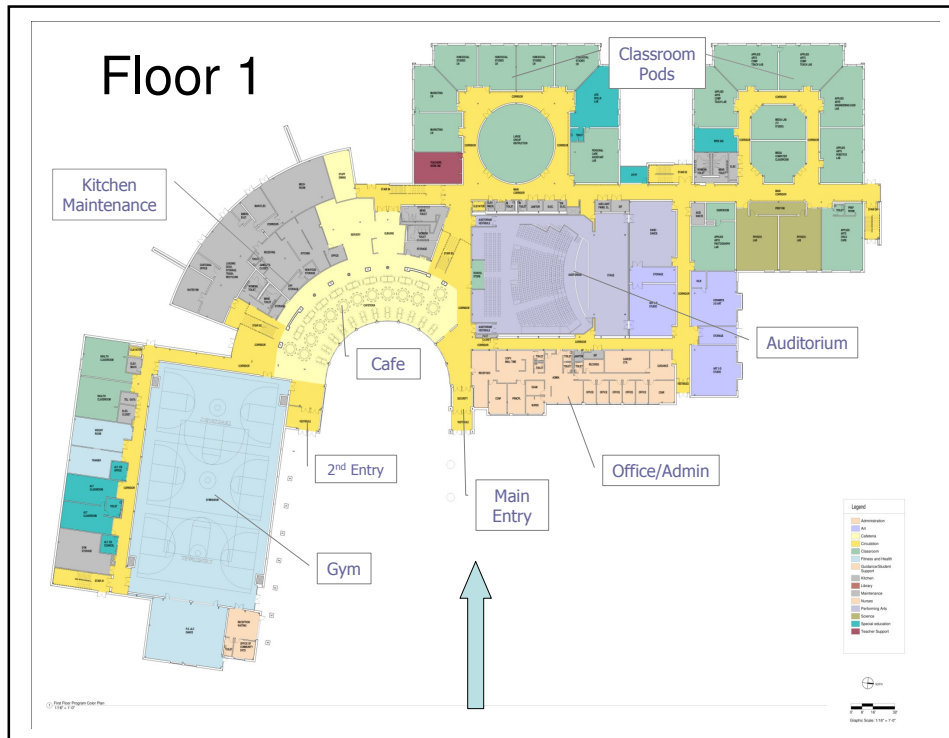


## Repeated Maintenance Efforts...

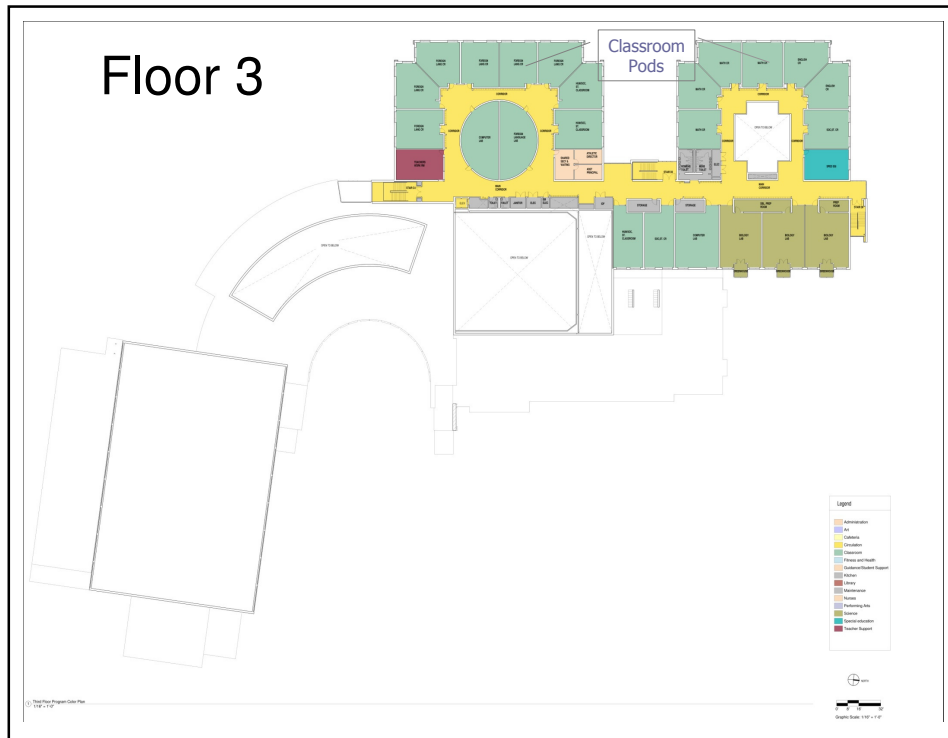


Visit [www.tmhsbc.org](http://www.tmhsbc.org)  
for a virtual tour of the new TMHS!









## A Greener TMHS

### **Sustainable Design Features**

- ✓ Meets State's Green School Requirements:  
Mass. Collaborative for High Performance Schools (MA-CHPS)

### **Site Planning**

- ✓ Sustainable site and building layout with reduced footprint
- ✓ No development on Greenfields
- ✓ Light pollution control
- ✓ High efficiency fixtures

### **Water**

- ✓ High efficiency fixtures

### **Energy**

- ✓ High efficiency boilers
- ✓ Superior energy performance and energy management systems
- ✓ Exceeds energy codes by minimum of 20%
- ✓ Energy Star rated equipment

### **Indoor Environmental Quality (IEQ)**

- ✓ Maximizes natural daylight
- ✓ Indoor air quality and pollution control

## The Educational Program

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### **All Classrooms:**

- ✓ Well lit, properly ventilated with state of the art technology to support a rigorous academic program and 21<sup>st</sup> century skills
- ✓ Situated along expanded hallways that provide for easy transitions
- ✓ Lockers are on 1 side of hallway to alleviate congestion

### **Science Labs:**

- ✓ Modern well equipped **Science Labs** for Chemistry, Biology (each equipped with greenhouses), Physics, and Earth Science

### **Applied Arts Program :**

- ✓ Enhanced **Art Studios** with purpose built ceramics and photography areas
- ✓ Enhanced **Computer Technology Labs**

## The Educational Program

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### **Applied Arts Program (continued) :**

- ✓ **Engineering/CADD Lab**
- ✓ **New Robotics Lab**
- ✓ **Personal Care Assistance Lab**
- ✓ Specially designed **Child Care Center**
- ✓ Fully equipped **Media Studio** for student broadcasting and community programming

### **Dedicated Special Education Spaces :**

- ✓ Enhanced Life Skills Program
- ✓ Alternative Education Program
- ✓ Small Group Instruction Classrooms

## The Educational Program

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### **Common Spaces to Benefit School & Community:**

- ✓ 2 Large group, multi-purpose instruction spaces
- ✓ **Cafeteria**
  - ✓ Well-lit, inviting area for daily student use
  - ✓ Wi-fi enabled hub of the school, connecting other public spaces
  - ✓ Multi-purpose prime space...may be used in concert with other public spaces such as kitchen, gym, and auditorium
- ✓ **Expanded Gym** (with 3 teaching stations/3 courts)
  - ✓ Ideal for wrestling and basketball tournaments
  - ✓ Suspended walking track for school and community use
  - ✓ Athletic training facility and weight room

## The Educational Program

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### **Common Spaces to Benefit School & Community:**

- ✓ **Auditorium**
  - ✓ 690 seats
  - ✓ Control room with modern lighting and sound system
- ✓ **Library Media Center**
  - ✓ equipped with state of the art technology and comprehensive print/video collection

### **Student Services:**

- ✓ **Modern Health Suite**
- ✓ **Expanded Guidance Suite**
  - ✓ Career Counseling
  - ✓ Private Meeting Space

## **The Educational Program**

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**Rigorous Academic Program**

**+**

**Talented Students**

**+**

**Dedicated Faculty**

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**= A new TMHS that will greatly enhance  
the work of our faculty  
done on behalf of our students.**

## **The Cost**

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**Total Project Cost ~ \$82 million**  
Less \$1.1million Schematic Design

**This Article ~ \$80.9 million**

**Reimbursement Rate = 60.06%**

**Tewksbury's Cost ~ \$37 million**  
(This is a debt exemption.)

**Your Estimated Avg./Year Cost ~ \$197**  
(Based on 25 year bond and \$345K average house assessment)

**The BENEFIT!**

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**For our Students ...**

**For our Property Owners ...**

**For our Community ...**

**PRICELESS!**



Thank You

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Visit us at

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